26. A therapeutic composition according to claim 25, wherein said regulatable agent comprises a therapeutic gene.

27. A therapeutic composition according to claim 26, wherein said gene is under the control of a hypoxia and/or ischaemic and/or stress sensitive agent.

28. A therapeutic composition according to claim 25, wherein said binding agent comprises a ligand adapted to bind to said cell surface element.

29. A therapeutic composition according to claim 25, wherein said binding agent comprises means for ensuring said regulatable agent is internalized into said mononuclear phagocyte.

30. A therapeutic composition according to claim 29, wherein said means is further adapted to ensure that a therapeutic gene is incorporated into the nucleus of a mononuclear phagocyte.

31. A therapeutic composition according to claim 25, wherein said binding agent is a viral vector.

32. A therapeutic composition according to claim 31, wherein said vector is an adenoviral vector.

33. A therapeutic composition according to claim 31, wherein said vector is a retroviral vector preferably a lentiviral vector.

34. A therapeutic composition according to claim 25, wherein said binding agent includes mannosylated poly-L lysine.

35. A therapeutic composition according to claim 25, wherein said regulatable agent comprises a therapeutic gene encoding a pro-drug activation enzyme.

36. A therapeutic composition according to claim 25, wherein said regulatable agent further, or alternatively, comprises a bioreductively activated pro-drug.

37. A therapeutic composition according to claim 25, wherein said composition further comprises an agent that activates or controls said regulatable agent.

38. A therapeutic composition according to claim 37, wherein said agent controls the expression of a therapeutic gene regulated activating or control product.

39. A therapeutic composition according to claim 25, wherein said therapeutic gene is under the control of an inducible or repressible promoter element.

40. A therapeutic composition according to claim 39, wherein said element comprises a

41. A therapeutic composition according to claim 25, wherein there is further provided a gene encoding a protein that kills mononuclear phagocytes.

42. A mononuclear phagocyte that has coupled thereto, or internalized therein, at least a hypoxia and/or ischaemia and/or stress regulatable gent.

43. A mononuclear phagocyte according to claim 42, wherein the mononuclear phagocyte further comprises an agent that is adapted to bind to a mononuclear phagocyte ligand which is typically found on the cell surface of said mononuclear phagocyte.

44. A method for selectively destroying a mononuclear phagocyte comprising attaching thereto, or internalizing therein, a cytotoxic, hypoxically and/or ischaemically and/or stress activated agent; and exposing said mononuclear phagocyte to hypoxic and/or ischaemic and/or stress conditions that occur either artificially by induction or occur/exist naturally.

45. A delivery system for targeting therapeutic compositions to hypoxic and/or ischaemic and/or stress sites comprising a hypoxia and/or ischaemic and/or stress regulatable agent and an agent for controlling the functional effectiveness thereof, and coupled thereto, a binding agent for a cell surface molecule of a mononuclear phagocyte.

46. A method for targeting desired agents to hypoxic and/or ischaemic and/or stress sites

(i) coupling at least one of said agents to a binding agent that is adapted for binding or targeting a cell surface molecule expressed by a mononuclear phagocyte;

(ii) exposing said coupled agent to a mononuclear phagocyte; and

allowing said mononuclear phagocyte to migrate, under conditions that support migration, either on *in vitro* or *in vivo*.

47. A method for treating conditions associated with hypoxic and/or ischaemic and/or stress states comprising administering to an individual to be treated a therapeutic composition according to claim 25.

48. A method for treating conditions associated with hypoxic and/or ischaemic and/or stress states comprising; withdrawing blood and/or serum from an individual to be treated and treating said blood and/or serum *in vitro* with a hypoxically and/or ischaemically and/or stress inducible therapeutic gene under conditions that enable incorporation of said gene into the nucleus of mononuclear phagocytes and re-injecting said treated blood and/or serum into the individual either systemically or directly into a hypoxic and/or ischaemic and/or stress area.

49. A therapeutic composition comprising an adenoviral transduced mononuclear phagocyte comprising a hypoxic regulated therapeutic gene wherein the mononuclear phagocyte is capable of delivering the hypoxic regulated therapeutic gene to a hypoxic and/or stress and/or ischaemic tumor site.